

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, March 14, 2023

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Scott Orenstein
Commissioner Joyce Evans
Commissioner Mark Wisenbaker
Commissioner Demarcus Marshall
Commissioner Clay Griner

Chairman Slaughter called the meeting to order at 5:30 p.m.

INVOCATION

Commissioner Griner

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Griner

MINUTES

The minutes were presented for the work session of February 13, 2023 and the regular session of February 14, 2023. No revisions to the minutes were requested. Vice Chairman Orenstein made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARING

REZ-2023-03 Flannigan, ~8.0 acres, James Road & Smith Street, R-1 to P-D, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Planned Development (P-D) zoning, for a 144-unit apartment complex and amenities. This property is within the urban service area and a neighborhood activity center character area according to the Comprehensive Plan Future Development Map, which permits P-D zoning. Mr. Dillard stated there were no wetlands on the property and the infrastructure is provided for County utilities. Mr. Dillard stated the main entrance to the apartment complex is on Smith Street and will be gated. Mr. Dillard stated the Planning Commission recommended denial and the TRC approved and had no objectionable comments.

Robert A. Lane, 5025 Adel Highway, Quitman, GA spoke against the request, speaking on behalf of his father, Robert Lane, with his property being adjacent to the proposed project. Mr. Lane stated the community is not against improvement, but this proposal does not align with the character of the community. Mr. Lane stated there will be an increase in traffic and he doesn't believe Smith Street and James Road will be able to withstand the volume of traffic. Mr. Lane stated single family residential homes would be welcomed in the community. Mr. Lane stated 151 signatures have been